

FREMONT PLANNING BOARD

March 22, 2006

Meeting Minutes

Approved April 12, 2006

Present: Chairman Larry Stilwell, Selectman Peter Bolduc, Leon Holmes, Jr., Mbr. & Conservation Commission rep. Jack Karcz, Alternate Roger Barham, Building Official Thom Roy, RPC rep. David West and recording Secretary Meredith Bolduc.

Mr. Stilwell called the meeting to order at 7:30 p.m.

Mr. Holmes made the motion that Mr. Barham be allowed voting rights on any matter to come before tonight's Planning Board meeting.

Motion seconded by Mr. Karcz with unanimous favorable vote.

BLACK ROCKS VILLAGE

Map 3 Lot 015-1

Present: Chris Frey of Lewis Builders and David Himmer

At 7:30 pm Mr. Frey and Mr. Himmer presented the final mylars and plans for the recently approved amended site plan for the Black Rocks Village Elderly Housing Site Plan project. Also submitted were checks for the recording fees. After careful review by the Board, the mylars and plans were signed by Chairman Larry Stilwell and Secretary Meredith Bolduc and they will be recorded within 3 business days.

WORK SESSION

SITE PLAN REVIEW REGULATIONS – ZONING ORDINANCE XVI - ELDERLY HOUSING

There was a general conversation relative to concrete vs plastic as material used and allowed for the building of culverts for elderly housing projects. It was agreed to get an engineers opinion relative to where the best locations would be for use of each of the materials.

Mr. West will gather some information relative to how other towns deal with elderly housing regulations for the ordinances that are in place.

CAPITAL IMPROVEMENTS PROGRAM and IMPACT FEES

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Mr. Stilwell stated that the last CIP was done in 2001 so it is time to update it. He noted that the growth rate has more than doubled within the last 20 years. The Office of State Planning growth rate numbers were then discussed. Mr. Barham offered to do a demographic and growth research and to make copies of the current CIP books.

Mr. West stated that if the actual CIP writing is done after June 30th, the Targeted Block Grant will give matching funds for the cost and he agreed to find out how much that total cost would be and report back to the Board.

Impact Fees were discussed. Mr. West stated that there must be a project in mind to use the impact fees collected and there can be more than one impact fee. He related that Planning Consultant Bruce Mayberry calculates the impact fees for towns and it was agreed that Mr. Mayberry will be contacted relative to the cost of the impact fee calculations.

Actions agreed upon:

1. Mr. West agreed to find out how much the CIP would cost.
2. Mrs. Bolduc will contact Mr. Bruce Mayberry to find out what the cost of the impact fee calculations would be.
3. Mr. West and Mr. Roy will come up with projected growth numbers.

It was the consensus of the Board to hold a joint meeting with all department heads when the supporting information is gathered. No date was set for that meeting, but the Board will discuss the information gathered at the April 19, 2006 meeting.

FEES (ALL PLANNING BOARD REGULATIONS)

The Board reviewed the current fee structures for subdivision, site plan review and excavation applications.

Consensus of the Board was as follows:

1. Subdivision: fee to remain at \$350 per lot.
2. Site Plan Review: fee to remain at \$350 for a Site Plan Review; in the case of Elderly Housing the fee will remain at \$350 for the first 3 units and \$50 for each additional unit; the construction cost fee in the second portion of the fee structure will be strictly adhered to.
3. Excavation: The fee will remain at \$50 for new excavations and \$250 for renewal.
Mr. West will research the excavation fee structures of some other towns relative to flat fees vs another form of assessed fee.
4. The \$30 town recording fees will be addressed at a later date. Mrs. Bolduc will research the time and other factors involved and report her findings to the Board.

SHAWN SENTER

Map 3 Lot 169-59-18

The Board received a March 17, 2006 correspondence from Stephen Bibeau, SIT, of RSL Layout & Design for Map 3 Lot 169-59-18 owned by Shawn Senter. Mr. Senter is seeking a Special Exception to be allowed to construct a roadway closer than 100' to a wetland/watershed protection area. Mrs. Bolduc reported that, during a

March 20, 2006 phone conversation, Mr. Bibeau stated that this correspondence is meant not only to be a notification of intent to file for subdivision approval, but also a request for referral from the Planning Board to the

ZBA, as per Zoning Ordinance IX Section H. It was agreed that the plan would not be zoning compliant and a letter of referral will be sent to the ZBA for a Special Exception.

DAKOTA DRIVE ROAD CONNECTION

Mrs. Bolduc reported that on March 16, 2006 Keith Coviello of Sublime, Inc. contacted the Planning Board office via telephone to report that they are seeking to connect Woodbury Lane in Chester with the cul-de-sac coming off Dakota Drive in Fremont, on the Chester Fremont line. She stated that the Chester Planning Board Coordinator has confirmed that Fremont was not on the abutters list and was not notified, as an abutter, of the subdivision or roadway. Road Agent Guerwood Holmes has noted that there has been no plan submitted and no traffic or impact studies done. On March 16, 2005 Todd Connors met with the Board. At that time the Board agreed that the cul-de-sac should remain in place to allow space for turn-arounds. Mr. Connors stated that he would be happy to submit appropriate signage, as suggested by the Fremont Police and Road Agent, as well as the proof of abutter notification, as requested by Mr. Gibbs. Neither the signage nor the proof of abutter's notification was submitted.

The Selectmen are scheduled to discuss the matter at their next meeting and forward any direction or decision to the Planning Board.

COOPER'S CORNER

Map 3 Lot 037

Mr. Roy reported that John Wilder, owner of Cooper's Corner, wishes to lease the building of the former Fremont Fire Station for use as an antique automobile storage facility. The plan shows a curve at the set of doors at the westerly side of the building. He questioned whether the overhead doors could be used as access to put cars in and out of the building. Mr. Roy added that he has spoken with Alan Garland of the NHDOT relative to parking restrictions and Mr. Garland stated that he had no problem with the doors being used. The existing curbing was discussed and it was generally felt that it should remain in place as it was part of the approved Site Plan Review for the property. It was the consensus of the Board that the access of the area of the overhead doors for occasional use for storage of antique automobiles would be acceptable as long as the State approves.

MINUTES

Mr. Karcz made the motion to approve the minutes of the March 15, 2006 as written.

Motion seconded by Mr. Holmes with unanimous favorable vote.

CORRESPONDENCE

The Board reviewed all correspondences including:

1. A March 16, 2006 letter of odor complaint from Doug Brown, 3 Squire Road, relative to Seacoast Farms.
2. A March 17, 2006 letter of odor complaint from Mark Pitkin, 4 Squire Road, relative to Seacoast Farms.

SEACOAST FARMS

Map 5 Lot 035

Relative to the Seacoast Farms composting operation on Shirkin Road, Mr. Stilwell reported that, according to Town Counsel John Ryan, an already approved plan cannot be amended so amending the Seacoast Farms plan to add an odor nuisance condition is not an option. He added that there is now a chronology of odor complaints and a chronology of Selectmen and Planning Board action relative to the business. Atty. Ryan feels that, between the chronologies and other items found in the file, there is enough information to move forward with some sort of action. He is meeting with the Planning Board Chairman and the Building Inspector on Tuesday, March 28, 2006 to review the plan and the complaints and to possibly visit the site.

Mr. Holmes made the motion to adjourn at 10:25 P.M.

Motion seconded by Mr. Karcz with unanimous favorable vote.

Respectfully submitted,
Meredith Bolduc, Secretary